

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, DECEMBER 20, 2005

Chair Parsons called the meeting to order at 7:00 p.m., One Twin Pines Lane, Second Floor at City Hall.

1. ROLL CALL

Commissioners Present: Parsons, Long, Gibson, Wozniak, Horton

Commissioners Absent: Marshall

Staff Present: Community Development Director de Melo (CDD), City Attorney Zaferano (CA), Recording Secretary Flores (RS), Consulting Planner Meunier (CP), Consulting Planner Ouse (CP), Recording Secretary Assistant Crouse (RSA), Public Works Engineer Yau (PWE)

2. AGENDA AMENDMENTS: None

3. COMMUNITY FORUM (Public Comments): None

4. CONSENT CALENDAR

4A. Minutes of: 9/20/05 – correction bottom of Page 8.

MOTION: By C Gibson, seconded by Chair Parsons, that the Minutes of September 20, 2005 be approved as corrected.

Ayes: Gibson, Long, Wozniak, Parsons

Noes: None

Abstain: Horton

Absent: Marshall

Motion passed: 4/0/1/1

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 910 Chevy Street

To consider a Single-Family Design Review to add 596 square feet to the rear of an existing single-family residence and to remodel an existing accessory building in the rear yard. (Appl. 2005-0059)

APN: 044-324-110; Zoned: R-1C (Single-Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15301

Applicant/Owner(s): Courtney and Chris Carreras

CP Meunier summarized staff report and recommended approval.

Applicant (Courtney Carreras) spoke about how much they like their neighborhood and want to remodel.

MOTION: By C Long, seconded by C Horton, to close the public hearing. Motion passed.

CDD de Melo addressed the fact that the additional square feet could trigger a parking upgrade. COA ties future construction to the condition of the site.

CP Meunier noted that the deed restriction puts on notice what has been agreed upon.

MOTION: By C Gibson, seconded by C Long, to adopt the Resolution approving a Single-Family Design Review for 910 Chevy Street (Appl. No. 2005-0059)

Ayes: Gibson, Long, Horton, Wozniak, Parsons

Noes: None

Motion passes: 5/0

Chair Parsons noted that this item can be appealed to the City Council within 10 calendar days.

5B. PUBLIC HEARING – 1505 Solana Avenue

To consider a Single-Family Design Review to add 1,384 square feet on three levels to the existing single-family residence, including a new second story. (Appl. No. 2005-0057)

APN: 045-134-060; Zoned: R-1B (Single-Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15301

Applicant/Owner(s): Mathew and Eileen Cramer

C Wozniak recused herself from the discussion as she lives within 500' of the project.

CP Meunier summarized the staff report and suggested the addition of a condition that the short wall be finished in stucco to match the building.

C Gibson asked a building code question, referring to sheet A2. Does this have adequate light/ventilation because of the depth of the room? CP Meunier responded that this was reviewed by the Building Official and not identified as something that needed to be revised.

Chair Parsons asked about the pad off of doors to family room. Mr. Nielson, Contractor/Architect, responded that the concrete pad already exists and that the wheel chair ramp will go all the way to the back.

MOTION: By C Long, seconded by C Gibson, to close the public hearing.

MOTION: By Gibson, seconded by C Long, adopting the Resolution to approve a Single-Family Design Review at 1505 Solana Avenue. Return with a Landscape Plan with suggestions for trees. (Appl. 2005-0057)

Ayes: Gibson, Long, Horton, Parsons

Noes: None

Recused: Wozniak

Absent: Marshall

Motion passed 4/0/1/1

Chair Parsons noted that this item may be appealed to the City Council within 10 calendar days.

5C. PUBLIC HEARING - 3858 West Naughton Avenue

To consider a Single-Family Design Review to construct a new 917 square foot single-family residence that is below the zoning district permitted 920 square feet for this site. (Appl. 2005-0030)

APN: 043-072-220; Zoned: HRO-2 (Hillside Residential and Open Space)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: Randy Grange, TRG Architects

Owner: Otto Miller

CDD de Melo summarized the staff report, recommending approval.

C Wozniak asked about the tree stump on photograph D: what kind of tree and was it a protected tree? She also asked if the area underneath the house will be covered by lattice or if it was to be enclosed. CDD de Melo responded that he will follow up. If that area is to be enclosed, they would need to do a floor area transfer or a floor area variance because of the limit.

C Gibson asked if there were any vacant lots available for floor area transfer. CDD de Melo responded that vacant lots must be on the same street, same sub area, lot merger has been done, most lots have been developed.

C Long asked about other projects of a similar nature being considered and asked for a definition of public view of property. CDD de Melo responded that there have been inquiries but no active applications. There is not a significant loss of public view as there would be if it had a second story. From Naughton Avenue looking out is a public view. One would be able to see over the top of the house and not have the view significantly diminished.

R. Grange, applicant/architect, stated that the house was designed to be compatible with the neighborhood.

C Gibson asked about future add-ons; enclose the porch or build underneath? Mr. Grange responded that it is not his house and that would be illegal. Mr. Miller was not present.

MOTION: By C Horton, seconded by C Long, to close the public hearing. Motion passed.

C Long stated that this fits within the rules that are set forth and he could support the project.

C Gibson asked about less bulk. Wants house terraced down hillside. Not in favor of the project.

C Horton spoke in favor of the project.

C Wozniak stated she would want the house stepped back. And tree cut down? She could not vote "yes" at that time.

Chair Parsons spoke in favor of the project. There cannot be a consideration for bulk considering the houses around it.

C Gibson spoke about a 1200 sq. ft. house on E. Naughton that came to the Commission for an FAE and now sits empty. He mentioned another project on San Juan for same size house.

MOTION: By C Long, seconded by C Horton, to adopt the Resolution approving a Single-Family Design Review at 3858 West Naughton Avenue. (Appl. 2005-0030)

Ayes: Long, Horton, Parsons

Noes: Gibson, Wozniak

Absent: Marshall

Motion passed: 3/2/1

Chair Parsons noted that this item may be appealed to the City Council within 10 calendar days.

5D. PUBLIC HEARING – 2800 block of Monte Cresta Drive (Hillside Road Improvement Plan)

To consider a Hillside Road Improvement Plan extending Monte Cresta Drive by 104 feet from its existing paved terminus at the 2800 block of this street. The roadway extension is proposed to provide vehicular and pedestrian access to three parcels. An Initial Study, draft Mitigated Negative Declaration, Arborist Report and geotechnical reports have been prepared and an analysis of the proposed road extension and its consistency with Section 7-13 of the Belmont Municipal Code, applicable sections of the San Juan Hills Area Plan and Belmont General Plan will be presented.

CEQA Status: Mitigated Negative Declaration.

Applicant: Damon Campbell. (Application No. 2000-1085).

CP Ouse summarized the staff report.

Applicant Damon Campbell gave a slide presentation.

Mark Herbach, Alhambra Avenue, spoke for himself, his wife, and Hartley Laughead, against the project, stating the Municipal Code and the San Juan Hills Area Plan have been misinterpreted, have incorrect conclusions, make problematic recommendations and raise questions about the quality of other analysis.

Pierre St Hilaire, All View Way, spoke against the project. He did not believe the road could be built safely. The road would be built within 12' of a landslide. The geotechnical opinions have been contradicting.

Louise Morin, All View Way, spoke against the project and questioned why staff is considering this application. Major soil movement is needed to make the road 39' wide. Endangered species (butterflies) on this property. A big monster home surrounded by retaining walls.

Carol Rossi, Ralston Ranch Rd, spoke against the project. She stated that she is the San Juan Canyon Preservation Trust President. Reminder to follow the rules of the San Juan Hills Area Plan set up in 1988. Consider and enforce the existing laws fairly and equitably.

Peter Riechert, Sequoia Way, spoke against the project. Concerned that the project is incomplete and does not adhere to code 7.13 9B, 1 & 2.

Deke Johnson, Lower Lock Ave., spoke against the project. Follow the San Juan Hills Area Plan. Costs to Belmont down the road, for the road.

Keith Gorzell, Monte Cresta Dr., spoke against the project that the incremental road limits would be violated.

Scott Burner, Sequoia Way, spoke in favor of the project, stating that it is within the City zoning code and should be approved. If this project met all the requirements, would everyone here be in favor of the project being approved? Many of these people already have their homes in the San Juan Hills area.

MOTION: By C Long, seconded by C Gibson, to continue the public hearing to a future date.

Ayes: Gibson, Long, Horton, Wozniak, Parsons

Noes: None

Absent: Marshall

Motion passed: 5/0/1

C Gibson commented that the San Juan Plan, page 52, is ambiguous. Two different provisions: 1) Need to clarify what is it he is required to provide financing for? 2) Same paragraph, what does access require? Foot access, vehicular access? Muni Code Sect. 7.13 E.3.A. Were soil samples taken 50 ft. up and down? Were enough cross sections taken? Road extensions - deep slopes, NDS hazards. Lay out all feasible reasons.

C Horton asked about sewer status and water pressure? PWE Yau commented that sewer and water service is available for fire and domestic use. Applicant will need to let Mid Peninsula know about size of house.

C Horton asked about the number of lots? CDD de Melo responded that, due to mergers, some 200 lots were reduced to some 55 lots. Staff can pinpoint those numbers.

C Horton asked about FA ratio for main lots on the road. Legal question – page 52, 26D, put an end to every single applicant wanting a road extension.

C Wozniak asked who will maintain the road—the City? Conflicting opinions about slides; engineers vs. nature. Open-ended road could be a potential problem.

C Long asked about financing. Is this a road to nowhere?

Chair Parsons asked staff to return and provide the Commission with additional research.

6. NEW BUSINESS

6A. Planning Commission Appointment – Ralston Fence Subcommittee

Discussion about replacing the fence along Twin Pines Park on Ralston Ave. C Long commented he would like to be able to see the Manor House from Ralston. CDD de Melo will get additional info and continue to future date.

6B. Nomination/Selection of Planning Commission Vice Chair

C Horton was nominated and elected to serve as Vice Chair of the Planning Commission.

7. REPORTS, STUDIES, UPDATES - None

PLANNING COMMISSION LIAISON TO CITY COUNCIL MEETING OF

TUESDAY, JANUARY 10, 2006.

Liaison: Chair Parsons

Alternate Liaison: Commissioner Wozniak

8. ADJOURNMENT:

The meeting adjourned at 9:25 p.m. to a regular meeting on Tuesday, January 17, 2006 at 7:00 p.m. at Belmont City Hall. The regularly scheduled meeting of January 3, 2006 was cancelled.

Carlos de Melo

Planning Commission Secretary

Community Development Department.

Please call (650) 595-7416 to schedule an appointment